025.0	0005	0015.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,500 /	782,500
					USE VALUE:	782,500 /	782,500
					ASSESSED:	782,500 /	782,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121	-127	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAIDA LAWRENCE G/TRUSTEE
Owner 2:	121-127 MASS AVE RLTY TRUST
Owner 3:	
Street 1:	16 PRINCE AVENUE
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,500 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 2132 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	2500.000	241,900		540,600	782,500
Total Card	0.057	241,900		540,600	782,500
Total Parcel	0.057	241,900		540,600	782,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.03 | /Parcel: 367.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	16841
GIS Ref	
GIS Ref	
Insp Date	03/12/09

!2069!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	241,800	0	2,500.	531,300	773,100	773,100	Year End Roll	12/18/2019
2019	325	FV	230,100	0	2,500.	500,000	730,100	730,100	Year End Roll	1/3/2019
2018	325	FV	230,100	0	2,500.	437,500	667,600	667,600	Year End Roll	12/20/2017
2017	325	FV	230,100	0	2,500.	343,800	573,900	573,900	Year End Roll	1/3/2017
2016	325	FV	230,100	0	2,500.	343,800	573,900	573,900	Year End	1/4/2016
2015	325	FV	206,600	0	2,500.	187,500	394,100	394,100	Year End Roll	12/11/2014
2014	325	FV	206,600	0	2,500.	187,500	394,100	394,100	Year End Roll	12/16/2013
2013	325	FV	206,600	0	2,500.	187,500	394,100	394,100		12/13/2012

PRINT

Date	Time
12/10/20	17:34:25

LAST REV

Date	Time
10/09/19	15:57:26
apro	
2069	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAIDA LAWRENCE	30045-297		4/14/1999	Convenience	10	No	No		N

USER DEFINED

Prior Id # 1:	16841
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2008	454	Awnings	13,500			G9	GR FY09	
4/29/1998	236	Alterati	7,000					DIVIDE ROOM
9/9/1997	531	Manual	12,500					REPLACE STOREFRONT

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	I & E Return	JO	Jenny O
2/23/2017	I & E Return	EMK	Ellen K
4/14/2016	I & E Return	EMK	Ellen K
3/12/2009	Meas/Inspect	201	PATRIOT
12/28/1999	Meas/Inspect	197	PATRIOT
3/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2500		Sq. Ft.	Site		0	43.25	5.00	CG									540,625						540,600	

Total AC/HA: 0.05739 | Total SF/SM: 2500 | Parcel LUC: 325 | Store | Prime NB Desc: COMM GD | Total: 540,625 | Spl Credit | Total: 540,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	13		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	1.01572657
Adj $ / SQ:	126.966
Other Features:	9992
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372080
Depreciation:	130228
Depreciated Total:	241852

COMMENTS

MAIDA PHARMACY, THE DENTAL GROUP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

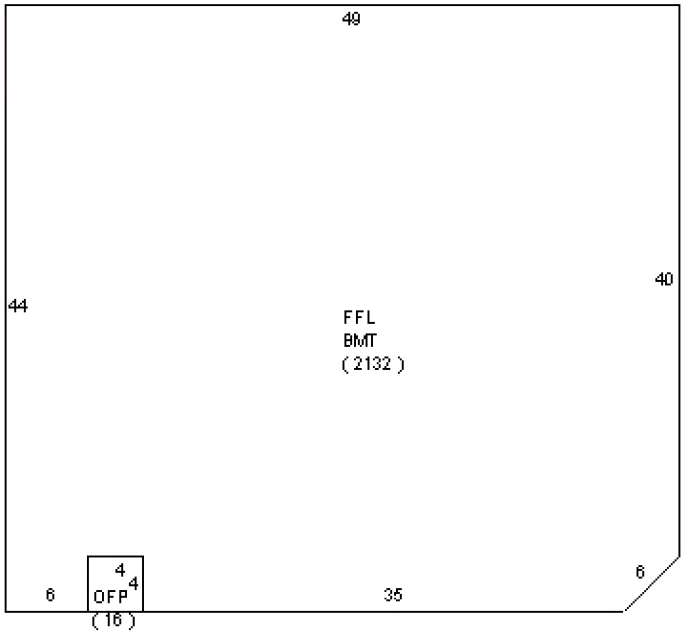
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,132	38.090	81,207
FFL	First Floor	2,132	131.410	280,165
OFP	Open Porch	16	44.690	715

Net Sketched Area:	4,280	Total:	362,087
Size Ad	2132	Gross Are	4280	FinArea	2132
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	35	G	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	56.52
Final Total:	241900	Val/Su SzAd	113.46

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	